



**Orchard Road**

Darlington DL3 6HR

Offers In The Region Of £180,000



Venture  
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# Orchard Road

## Darlington DL3 6HR

- Three Bedroom Mid terraced Property
- Epc Rating D
- Ideal Family Home

Offered with no chain

This three bedroom, larger than average mid terraced property is situated in the Denes area of Darlington and lies within easy reach of the memorial hospital and town centre. The property would make an ideal family home and in brief comprises: entrance hallway, lounge, dining room, kitchen. Three bedrooms to the first floor and family bathroom. There is a forecourt garden to the front and a yard to the rear with patio area.

Viewing highly recommended.

### Entrance Vestibule

Door to the front and tiled flooring.

### Entrance Hall

Staircase to first floor landing and radiator.

### Lounge

13'1 x 11'9 (3.99m x 3.58m)

Upvc double glazed bay window to the front, radiator, feature surround with gas fire, wood flooring.

### Dining Room

13'1 x 12' (3.99m x 3.66m)

Upvc double glazed window to the rear, feature surround with gas fire, radiator.

### Kitchen

13'8 x 9'6 (4.17m x 2.90m)

Upvc double glazed windows to the side and rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, ceramic sink, space for cooker, space for fridge/freezer, space for dishwasher, space for washer, radiator, tiled flooring, upvc door to the side and under stairs storage cupboard.

- Denes Location Close to Amenities
- Council Tax Band B



- Garage and Workshop Area
- Must Be Seen Internally

Floor Area: 1,130 ft 2 / 105 m 2

Plot size: 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

46 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

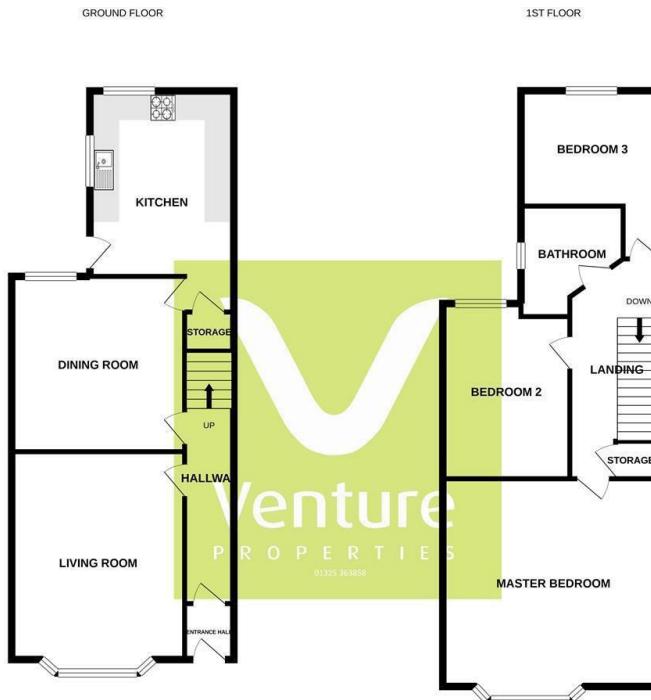
BT

Sky

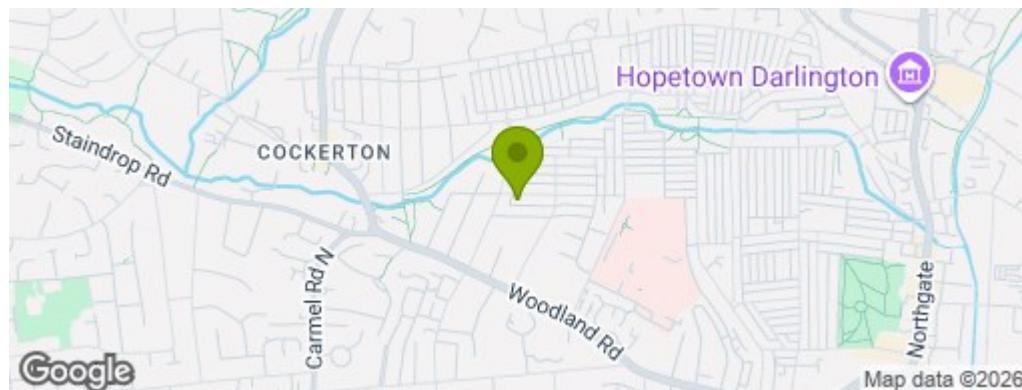
Virgin

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the details contained here, measurements of rooms and areas are approximate and should not be relied upon for planning purposes. It is the responsibility of the purchaser to satisfy themselves that the property is suitable for their needs and to make their own arrangements to inspect the property before purchase. The vendor and agent accept no responsibility for any inaccuracies, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
Made with Merrix. (2021)



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com